

<p>RECORDING REQUESTED BY SAFECO TITLE INSURANCE COMPANY</p> <p>AND WHEN RECORDED MAIL TO</p> <p>Name: McLachlan Investment Company Street Address: 1400 Dove Street City & State: Newport Beach, CA 92660 Attn: Donald Sutro</p> <p>MAIL TAX STATEMENTS TO</p> <p>Name: same as above Street Address: City & State:</p>	<p>84-537774</p> <p>\$5.00 C8</p> <p>SURVEY MON. FUND FEE \$10.00</p>	<p>RECORDING REQUESTED BY SAFECO TITLE INS. CO.</p> <p>RECORDED IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA</p> <p>-1110 AM DEC 31 '84</p> <p><i>Lee A. Branch</i> COUNTY RECORDER</p>
<p>SPACE ABOVE THIS LINE FOR RECORDER'S USE</p> <p>Corporation Grant Deed</p> <p>CAT. NO. NN00578 TO 1921 CA (2-83) THIS FORM FURNISHED BY TICOR TITLE INSURERS</p>		
<p>The undersigned grantor(s) declare(s): Documentary transfer tax is \$ <u>7,146.70</u>. () computed on full value of property conveyed, or () computed on full value less value of liens and encumbrances remaining at time of sale. () Unincorporated area: (X) City of <u>Fullerton</u>, and FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, The Arnold Engineering Co. a corporation organized under the laws of the State of <u>Illinois</u> hereby GRANTS to McLachlan Investment Company, a corporation organized under the laws of the State of California the following described real property in the City of <u>Fullerton</u> County of <u>Orange</u>, State of California: See Exhibit A, attached hereto.</p>		
<p>In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its <u>Vice</u> President and <u>Assistant</u> Secretary thereunto duly authorized. Dated <u>DECEMBER 21, 1984</u> COMMONWEALTH OF PENNSYLVANIA COUNTY OF <u>ALLEGHENY</u> } SS. By <u>THE ARNOLD ENGINEERING CO.</u> <u>E. F. Babb</u> Vice President <u>E. B. Harmon</u> Assistant Secretary</p> <p>On <u>December 21, 1984</u>, before me, the undersigned, a Notary Public in and for said State, personally appeared <u>E. F. Babb</u> personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the <u>Vice</u> President, and <u>E. B. Harmon</u> personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the <u>Assistant</u> Secretary of the Corporation that executed the within instrument and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors. WITNESS my hand and official seal. Signature <u>Bridget T. O'Dole</u></p> <p style="text-align: right;">BRIDGET T. O'DOLE, NOTARY PUBLIC PITTSBURGH, ALLEGHENY COUNTY MY COMMISSION EXPIRES APRIL 7, 1986 Member, Pennsylvania Association of Notaries</p> <p style="text-align: center;">(This area for official notarial seal)</p>		
<p>Title Order No. <u>539982-11</u> Escrow or Loan No. _____</p> <p style="text-align: center;">MAIL TAX STATEMENTS AS DIRECTED ABOVE</p>		

84-537774

EXHIBIT A

DESCRIPTION

PARCEL 1:

The West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

EXCEPT the North 463.88 feet thereof.

ALSO EXCEPT 50% of all oil, gas and other hydrocarbon substances under and in the East half of said land, the grantor, however, shall have no surface rights in said land for exploration and/or removal of said oil, gas or other hydrocarbon substances, as reserved in the deed from Adele Kallenberger and Theodora H. Frahm, recorded December 31, 1954 in Book 2911, Page 476, Official Records.

PARCEL 2:

A non-exclusive easement for ingress and egress and for spur railroad track, pole lines, conduits and incidental purposes, over a 35 foot strip over the East 35.00 feet of the South 395.88 feet of the North 463.88 feet of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County.

PARCEL 3:

An easement for spur track ingress and egress purposes for the connection of the railway spur mentioned in Parcel 2, above, which easement is over land in the Northeast corner of the land conveyed to The Standard Products Company, a corporation, from the Ensign Carburetor Company, by deed dated August 26, 1955, and recorded September 12, 1955 in Book 3204, Page 375 of Official Records, in the office of the County Recorder of Orange County, California, and which easement is established by the third paragraph of reservations in said deed of August 26, 1955, said easement being located and established over the following described land, in accordance with that Agreement Establishing Definite Location of Easement, and Reforming Deed, recorded on the 2nd day of March, 1956, at Page 177, Book 3423, of Official Records in the office of the County Recorder of Orange County, California:

That portion of the West half of the Southeast quarter of the Southwest quarter of Section 35, Township 3 South, Range 10 West, in the Rancho San Juan Cajon de Santa Ana, County of Orange, State of California, as said section is shown on a map recorded in Book 51, Page 7 of Miscellaneous Maps, in the office of the County Recorder of said County, described as follows:



Beginning at the intersection of the East line of said West half with a line parallel with and Southerly 463.88 feet, measured at right angles, from the North line of said West half; thence North 0° 15' 17" West 164.24 feet along said East line to the beginning of a tangent curve concave Southwesterly and having a radius of 297.94 feet; thence Northwesterly 265.93 feet along said curve through a central angle of 31° 08' 24" to a line parallel with and Southerly 66.00 feet, measured at right angles, from the North line of said West half; thence South 89° 55' 56" West 34.04 feet along said last mentioned parallel line to the intersection with a curve concentric with the last mentioned curve and having a radius of 277.94 feet; thence Southeasterly 274.70 feet along said concentric curve through a central angle of 56° 37' 39" to a line tangent, said tangent line being parallel with and Westerly 20.00 feet, measured at right angles, from the East line of said West half; thence South 0° 15' 17" East 164.18 feet along said tangent line to the first mentioned parallel line; thence North 89° 55' 56" East 20.00 feet to the point of beginning.



Order No. 9432185 R0
Escrow No. 72246A
Loan No.

WHEN RECORDED MAIL TO:
ALAN NEEDLE, TRUSTEE
1170 NORTH MAIN STREET
ORANGE, CA 92667

DOC # 95-0107589
16-MAR-1995 03:59 PM

Recorded in Official Records
of Orange County, California
Gary L. Granville, Clerk-Recorder
Page 1 of 1 Fees: \$ 45.00
Tax: \$ 2,197.80

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:
ALAN NEEDLE, TRUSTEE
1170 NORTH MAIN STREET
ORANGE, CA 92667

DOCUMENTARY TRANSFER TAX \$ 2,197.80

☒ Computed on the consideration or value of property conveyed; OR
☐ Computed on the consideration or value less liens or encumbrances
remaining at time of sale

The Undersigned Grantor

Signature of Declarant or Agent determining tax - Firm Name

AP # 073 110 40

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RED EAGLE PROPERTIES, LTD., A CALIFORNIA LIMITED PARTNERSHIP

hereby GRANT (S) to ALAN NEEDLE AND KAY NEEDLE, AS CO-TRUSTEES OF THE ALAN & KAY NEEDLE TRUST DATED MARCH 19, 1993

the real property in the City of FULLERTON County of ORANGE
State of California, described as PARCEL 1 OF PARCEL MAP NO. 94-175, AS SHOWN ON A MAP FILED
IN BOOK 286, PAGE(S) 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER
OF ORANGE COUNTY, CALIFORNIA. EXCEPT 50 PERCENT OF ALL OIL, GAS AND OTHER
HYDROCARBON SUBSTANCES UNDER AND IN THE EAST 1/2 OF SAID LAND, THE GRANTOR, HOWEVER,
SHALL HAVE NO SURFACE RIGHTS IN SAID LAND FOR EXPLORATION AND/OR REMOVAL OF SAID
OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM ADELE KELLENGERGER
AND THEODORA H. FRAHM, RECORDED DECEMBER 31, 1954 IN BOOK 2911, PAGE 476, OF OFFICIAL
RECORDS.

Dated January 03, 1995

RED EAGLE PROPERTIES, LTD.
a California Limited Partnership

State of California
County of San Bernardino
On JANUARY 6, 1995 before me,
DONNA WHITE, NOTARY per-
sonally appeared
CARL ROSS

By: [Signature]
CARL E ROSS, TRUSTEE OF THE CARL E ROSS
LIVING TRUST

... personally known to me (or
proved to me on the basis of satisfactory evidence) to be
the person whose name is subscribed to the
within instrument and acknowledged to me that he
executed the same in authorized capacity
and that by signature on the instru-
ment the person or the entity upon behalf of which the
person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Donna White



(This area for official notarial seal)

1002 (6/82)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE CO.
NATIONAL COMMERCIAL SERVICES

RECORDING REQUESTED BY:
The Heritage Escrow Company

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Universal Molding Company
10807 Stanford Avenue
Lynwood, CA

Order No. NCS-277207-SA1/1F
Escrow No. 310-21215-JT
Parcel No. 073-110-66

Recorded in Official Records, Orange County

Tom Daly, Clerk-Recorder



12.00

2007000406749 11:58am 06/27/07

105 27 G02 3

3657.50 3657.50 0.00 0.00 6.00 0.00 0.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ 7,315.00

☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ City of Fullerton

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Alan Needle and Kay Needle, as Co-Trustees of the Alan & Kay Needle Trust dated March 19, 1993

hereby GRANTS to Universal Molding Company, a California corporation

the following described real property in the County of **Orange**, State of California:

See attached Exhibit "A".

Date February 6, 2007

Alan & Kay Needle Trust dated March 19, 1993

By: Alan Needle, Trustee

By: Kay Needle, Trustee

STATE OF CALIFORNIA

COUNTY OF ORANGE

On February 14, 2007, before me, RAID M. KHOURY, a
Notary Public, personally appeared ALAN NEEDLE AND KAY NEEDLE,
~~proved to me on the basis of satisfactory evidence~~ personally known to me (or
to be the person(s) whose names (are) subscribed to the
within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature] (Seal)



EXHIBIT "A"Escrow No: **310-21215-JT**

PARCEL 1 OF PARCEL MAP NO. 94-175, AS SHOWN ON A MAP FILED IN BOOK 286, PAGES 18 AND 19 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

EXCEPT 50 PERCENT OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES UNDER AND IN THE EAST HALF OF SAID LAND, THE GRANTOR, HOWEVER, SHALL HAVE NO SURFACE RIGHTS IN SAID LAND FOR EXPLORATION AND/OR REMOVAL OF SAID OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AS RESERVED IN THE DEED FROM ADELE KELLENBERGER AND THEODORA H. FRAHM, RECORDED DECEMBER 31, 1954 IN BOOK 2911, PAGE 476 OF OFFICIAL RECORDS.

APN: 073-110-66

Buyer Initials: _____

Seller Initials:  KL

GOVERNMENT CODE 27361.7

I CERTIFY UNDER THE PENALTY OF PERJURY THAT THE NOTARY SEAL
ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED TO
READS AS FOLLOWS:

NAME OF NOTARY: RAID M. KHOURY

COMMISSION NO.: 1680583

DATE COMMISSION EXPIRES: July 26, 2010

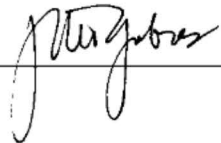
MANUFACTURER/VENDOR NO.: NNA1

COUNTY WHERE BOND IS FILED: Orange

PLACE OF EXECUTION: SANTA ANA, CA

DATED: June 26, 2007

FIRST AMERICAN TITLE INSURANCE COMPANY

BY:  _____